

Red Rest and Red Roost (Neptune) Cottages
1179 and 1187 Coast Boulevard
La Jolla
San Diego County
California

HABS No. CA-1973

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37-LAJOL,
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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
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HISTORIC AMERICAN BUILDINGS SURVEY
RED REST AND RED ROOST (NEPTUNE) COTTAGES

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Location: Red Rest: 1187 Coast Boulevard
Red Roost: 1179 Coast Boulevard
La Jolla
San Diego County
California

Present Owner and Use: Red Rest Cottage is presently owned (1980) by Jack Heimburge of La Jolla Cove Apartment Motel and Hotel Apartments Company and is used as a rental property.

Significance: The Red Rest Cottage and the adjoining Red Roost Cottage are rare survivals of the typical southern California, vernacular, early bungalow. The Red Rest has a remarkable single-wall structural system. The weight of the building is almost entirely carried on the exterior tongue-and-groove siding. These modest but festive buildings enjoy a spectacular site at the cove in La Jolla.

PART I. HISTORICAL INFORMATION (Red Rest Cottage)

A. Physical History:

1. Date of erection: 1894 (The San Diego Union of August 30, 1894 recorded that George J. Leovy had begun to build his cottage. The September 10th issue and the September 24th issue reported the completion of the foundations and subsequently the completion of the cottage.)
2. Architect: See Section B, Historical Context.
3. Original and subsequent owners of Red Rest Cottage: The property is described as a portion of Lots 1 & 2 of Block 59, La Jolla Park Map No. 352. The following is an abstract of the complete chain of title in the deed books of the San Diego County Recorder's Office.

1894 Deed of September 26, 1894, recorded in Book 233, p. 26. J.E. Fishburn to George D. Leovy. (The property was known as Lot 1 originally. After the cottages were built the boundaries were redrawn so that the Red Rest then occupied parts of Lots 1 and 2. The change in the boundaries is recorded in book 51, p 52, September 21, 1896.)

RED REST COTTAGE AND RED ROOST
(NEPTUNE) COTTAGE
HABS No. CA-1973 (Page 2)

- 1896 Deed of April 21, 1896 recorded in Book 250, p 154. George J. Leovy to Florence Sawyer.
- 1917 Deed of October 31, 1917, recorded in Book 738, p 500, file 18768. Florence Sawyer Bransby to Maria Christiana Petershagen.
- 1922 Deed of March 10, 1922, recorded in Book 878, p. 418, file 684. Maria Ghristina Petershagen, et al, to Louise Hill.
- 1953 Deed of October 13, 1953, recorded in Book 5014, p 478, file 138527. Louise Hill to Moreland MacPike.
- 1960 Deed of March 7, 1960 recorded in file 47388. Moreland MacPike to Hewitt Cochran and Mary Jane Cochran Thompson.
- 1967 Deed of September 13, 1967, recorded in file 140836. Hewitt Cochran to Jack Heimburge, La Jolla Cove Apartment Hotel and Hotel Apartments.

4. Original plans and construction: Red Rest Cottage is constructed of tongue-and-groove siding which carries the bulk of the load of the house, except for the porch. The cottage apparently derives its stability from the rigidity gained by an extensive use of this boarding for walls and floors. For example, the second floor is supported by 2"x4" joists 24" o.c. which span 14' resting only on the top of the tongue-and-groove boarding of a partition wall at their south end. Despite its surprisingly small structural members the building is remarkably solid after many changes and over 80 years of use.
5. Alterations and additions: The plan of Red Rest Cottage has been altered to include more rooms in the rear of the building. An open porch in the center of the back of the building has been enclosed and new partition walls have been added elsewhere. The chimney in the living room is probably an addition because it appears that the windows behind it on either side were once a continuous row of sliding window panels. The north bay of the porch was filled-in at a later date. Fake rubble foundation walls have been applied to the building's exterior.

B. Historical Context:

George Julian Leovy was the builder and perhaps the designer of the Red Rest Cottage. He was a lawyer from New Orleans who moved to San Diego in 1887 partly for reasons of health. For three years before he built his own cottage, Leovy lived in La Jolla. In 1896 the Leovy moved to Los Angeles to practice law there. However the

RED REST COTTAGE AND RED ROOST
(NEPTUNE) COTTAGE
HABS No. CA-1973 (Page 3)

family frequently leased the Red Rest for vacations in La Jolla. Leovy died in August of 1921. (This information derives from "A Research Report on the Red Rest and Red Roost Cottages", see below.)

Red Rest Cottage and Red Roost Cottage are scarce examples of the typical late nineteenth century vernacular beach house. It is not known how many of the once very numerous frame cottages erected along the coast of California still survive. It is known that there were a very large number of bungalow cottages in La Jolla. These two, because of their prominent site, are conspicuous examples.

The bungalow as a type of building and the technique of single-wall construction apparently had a great influence on a number of well-known California architects, notably Irving John Gill, Bernard Maybeck and the Greene Brothers. (David Gebhard, Architecture in California.) The vernacular bungalow also provided the prototype for the immensely popular houses published in magazines such as the Craftsman. Modest suburban bungalows were constructed across the country by the thousands in the first decades of the twentieth century.

PART II. ARCHITECTURAL INFORMATION

A. Description of Exterior:

1. Architectural character: The Red Rest is a one and one-half story cottage; the Red Roost is a one story cottage with a garage addition below. Each cottage is basically rectangular. The overall dimensions of each are: 36' x 41'.
2. Foundations: The perimetrical foundations are non-existent. What appears to be a rubble and cement foundation has been applied to the exterior walls and does not carry any loads. Interior loads are transferred from the floor joints, which are 2"x6"s, 24" o.c., to 3" x 4 1/2" "girders", 7' o.c., to 3" x 4 1/2" posts. Many of the posts rest on 2"x6" planks which help spread the loads over a greater surface of the ground. The interior posts (4"x4") of Red Roost sit on concrete piers.

3. Walls :

Red Rest: The walls of the Red Rest Cottage are 5 1/2" tongue-and-groove vertical siding. The only wall framing appears to be the 1 3/4" x 2 3/4" door and window frames, which do not reach to the ceiling. A 1 3/4" x 2 3/4" piece provides lateral bracing at a height of 3' 0" from the floor.

Red Roost: The walls of the Red Roost Cottage are 5 1/2"

RED REST COTTAGE AND RED ROOST
(NEPTUNE) COTTAGE
HABS No. CA-1973 (Page 4)

tongue-and-groove vertical siding. A $1\frac{3}{4}$ " x $2\frac{3}{4}$ " board provides lateral bracing around the perimeter at the floor resting on these boards. At the corners there are $5\frac{1}{4}$ " x $1\frac{1}{2}$ " vertical supports. Another $1\frac{1}{2}$ " x $3\frac{1}{2}$ " board provides perimeter bracing at the ceiling joists. There are also two intermediary lateral braces which measure $1\frac{1}{2}$ " x $3\frac{1}{2}$ ".

4. Structural system, framing:

Red Rest Cottage: The roof rafters are $2\frac{1}{4}$ " x $4\frac{1}{2}$ ", 24" o.c.. They appear to rest directly on the tongue-and-groove siding without a plate. The second floor joists which are also $2\frac{1}{4}$ " x $4\frac{1}{2}$ " o.c., run perpendicular to the east and west elevations. At their west end they form a lap joint with the rafters. At the interior wall the joists simply rest on the top of the living room partition wall. The first floor joists are 2" x 6"s, 24" o.c. which rest on beams of 3 " x $4\frac{1}{2}$ ", about 7' 0" apart. These in turn rest on 3 " x $4\frac{1}{2}$ " posts which carry the loads to the earth.

Red Roost Cottage: The roof rafters are 2" x 4", 4' o.c. These appear to rest on a 2" x 6" plate, except for the west wall of the living room where they are hung at their extremities by metal hangers against the brick chimney. There is no ridge beam. Another 2" x 4" member is nailed about halfway up the adjoining rafters to serve as a tension member. The ceiling joists are arranged in a grid, in which the 2" x 4" joists form a 3' 0" grid. At the exterior front wall the joists rest on the wall system. The first floor joists are 2" x 2", 24" o.c. and rest on 4" x 4" beams, which, in turn, rest on 4" x 4" posts with concrete piers.

5. Porches: Both the Red Rest Cottage and the Red Roost Cottage have front porches which are covered by hip roofs. The Red Rest Cottage porch runs along the entire front elevation; the west end is now enclosed. The porch is reached by a stairway of seven wood risers. The roof is supported by 4" x 4" posts. The porch wall is sheathed with fish scale shingles. The Red Roost Cottage porch runs across the entire front elevation. The east end is now enclosed and the west end extends over a garage addition. The roof is supported on 4" x 4" posts with diagonal bracing. The railing is composed of 2 parallel 2" x 4" members about 6" apart. Balusters are located about a foot apart and are separated by an alternating pattern of horizontal bars.
6. Chimneys: Each cottage has one brick chimney with a corbelled cap. Both are interior chimneys. The Red Rest chimney is located on the east side and the Red Roost's is located on the

RED REST COTTAGE AND RED ROOST
(NEPTUNE) COTTAGE
HABS No. CA-1973 (Page 5)

south side.

7. Openings:

- a. Doors and doorways: The main entry doors each have a large glazed area divided by wood glazing bars with moulded panels beneath. The Red Rest Cottage has two doors on its south elevation which are similar to the main entry on the north elevation. The Red Roost Cottage has a similar door on the south elevation, the west elevation door is solid, and the east elevation door consists of two vertical panes of glass with two molded panels beneath. All trim is plain.
- b. Windows: Most of the windows of the Red Rest Cottage consist of six lights and slide within a frame of simple trim (3/4" x 3"). This trim serves as a sliding track and as a wall strengthener. There are six of these windows in the north elevation. The enclosed porch is glazed. The west elevation has four sliding windows, and a paired casement window. The south elevation has another enclosed porch with glazing and two sliding windows. The east elevation has two sliding windows. The second story has a dormer with two sliding windows and two horizontal top-hinged windows. The majority of the windows in the Red Roost Cottage are single, sliding windows with a horizontal glazing bar which divides the windows into 1/3rd and 2/3rds. The upper 1/3rd is further divided by vertical glazing bars.

8. Roof:

- a. Shape, covering: Both cottages have hip roofs covered with tar paper over wood shingles.
- b. Cornice, eaves: Both cottages have roof overhangs of about 2 feet and show exposed rafters.
- c. Dormers: The Red Rest Cottage has a shed roof dormer on its west elevation. The Red Roost Cottage has a shed dormer with a single window.

B. Description of Interior:

1. Floor Plans:

- a. Red Rest: The cottage is entered from the north directly into the living room. The living room has a brick fireplace with an arched opening in its east wall. Between the living room and the southeast bedroom is a stairway

RED REST COTTAGE AND RED ROOST
(NEPTUNE) COTTAGE
HABS No. CA-1973 (Page 6)

ascending to the bedroom in the finished attic. Another bedroom is located west of the south bedroom. This room was created by enclosing a porch. The kitchen and bath are located in the southwest corner. They are separated from the central bedroom by a storage area and hallway. A bedroom is located west of the living room and another in the extreme northwest corner.

- b. Red Roost Cottage: The cottage is entered from the north directly into the dining room. The living room is situated in the central south part of the house. A brick fireplace with a slightly arched opening is located in the south wall. A kitchen is located in the southwest corner, a bedroom in the northwest corner. Another bedroom is located in the northeast corner, separated from the study by a walk-in closet. The bathroom is located in the southeast corner.
- 2. Stairways: The second floor of the Red Rest Cottage is reached by a stairway with 16 wooden risers. On the first floor the stair is completely enclosed by tongue-and-groove walls. The second floor has a lightly moulded banister with 3/4" x 3" balusters and a 3 3/4" square newel.
- 3. Flooring: Both cottages have 5" board flooring.
- 4. Wall and ceiling finish: The tongue-and-groove siding is exposed both on the interior and on the exterior. All ceilings are also tongue-and-groove boarding.
- 5. Openings, doorways and doors;

Red Rest Cottage: The door between the living room and the west central bedroom has two tiers of moulded panels. A similiar door connects this same bedroom with the north bedroom. A vertical board door connects the south bedroom and the south central bedroom.

- C. Site: Facing generally north toward the water, the cottages are located side by side over looking La Jolla Cove. Terraces rise behind the cottages to the south.

PART III. SOURCES OF INFORMATION

- A. Architectural drawings: The "As is" plans for the cottages were drawn in 1974 by John Redlinger, architect. These drawings show the buildings in their general outlines but are somewhat inaccurate in details (Robert Brueggmann).

RED REST COTTAGE AND RED ROOST
(NEPTUNE) COTTAGE
HABS No. CA-1973 (Page 7)

- B. Early Views: The best old view showing the Red Rest cottage is one reproduced on page 55 of Howard Randolph, La Jolla Year by Year. It shows the cove and cottages and is captioned "The Cove probably taken about 1895". A photograph from the collection of the Title Insurance Company, "La Jolla Bathing Beach At Cove", c. 1927, negative number 5268, is included as a Field Record with the HABS records.

C. Bibliography:

Randolph, Howard S. R.. La Jolla: Year by Year. San Diego, 1946. This book contains a reference to the date of construction and to the builders of the two cottages. It also includes information about a number of other contemporary cottages.

"Research Report on the Red Rest, Red Roost Cottages." There is a duplicated copy of this report in the Serra Museum and in the files of the Historic Sites Board, San Diego City Planning Department. This is a valuable summary of the information on the cottages including an essay by Eugene Ray, Professor of Environmental Design, at San Diego State University on the history and significance of the bungalow.

San Diego Union, August 30, September 10, September 24, 1894. Articles in these issues provide some details concerning the construction of Red Rest Cottage.

PART IV. PROJECT INFORMATION

This project was prepared by Robert Brueggemann for the Historic American Buildings Survey during the summer of 1975.

Edited by Marion K Schlefer, 1985. Historic American Buildings Survey, Washington, D.C.